File #2008048

Davidson County DEEDWARR
Recvd: 03/25/08 08:24 3 pgs
Fees:18.00 Taxes:695.23
20080325-0029452

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$187,900.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th day of March, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

THIS INSTRUMENT WAS PREPARED BY
StoneGate Title, LLC, Keith H. Solomon, 1897 General George Patton Dr. Ste. 108, Franklin, TN 37067

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lizzie B. Honeysucker	Franklin American Mortgage	Map 51-14-A
(NAME) 2312 Golden Oak Court	(NAME) 501 Corporate Dr., Ste. 400	Parcel 21.00CO
(ADDRESS) Madison, TN 37115	(ADDRESS) Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of TEN dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **April Gomez and husband, Jesus A. Gomez,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Lizzie B. Honeysucker, unmarried,** hereinafter called the GRANTEES, their heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 21 ON THE PLAN OF OAKWOOD ESTATES OF RECORD IN INSTRUMENT NO. 200005050045404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO JESUS A. GOMEZ AND WIFE, APRIL GOMEZ BY DEED FROM MILDRED B. ADAMS, UNMARRIED OF RECORD AS INSTRUMENT NO. 20040428-0042415, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED APRIL 23, 2004.

JAMES GOMEZ AND JAMES A. GOMEZ IS ONE AND SAME PERSON.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: RESTRICTIVE COVENANTS OF RECORD IN BOOK 8889, PAGE 54, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE AND SUBJECT TO ALL MATTERS SHOWN ON THE PLAN OF OAKWOOD ESTATES OF RECORD AS INSTRUMENT NUMBER 200005050045404, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Unimproved ()
This is improved (X) property, known as **2312 Golden Oak Court, Madison, TN 37115**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and Grantors covenant with the said GRANTEES that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and except for the current year property taxes which are being prorated between the parties and Grantees agreeing to pay said tax when due; and Grantors further covenant and bind themselves, their heirs and assigns, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever.

Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 20th day of March, 2008.

April Gomez

April Gomez

Jesus A. Gomez
By James Collier, his attorney-in-fact

Jesus A. Gomez

By: James Collier, his Attorney-in-Fact

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

On this 20th day of March, 2008, before me personally appeared James Collier, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged that he is the attorney-in-fact of Jesus A. Gomez and is authorized by him and does hereby acknowledge the execution of this instrument on his behalf, by virtue of an instrument of record in Instrument Number 20080325-0029451, Register's Office for Davidson, Tennessee.

WITNESS my hand and official seal this 20th day of March, 2008.

NOTARY PUBLIC

My Commission Expires: My Commission Expires October 10, 2009

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally before me, the undersigned, a Notary Public in and for said County and State, the within named, April Gomez, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained.

WITNESS MY HAND, at office, this 20th day of March, 2008.

NOTARY PUBLIC

My Commission Expires:

My Commission Expires October 10, 2009

(SEAL)

Mail After Recording To:

StoneGate Title, LLC
1897 General George Patton Dr. Ste. 108
Franklin, TN 37067

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

My Commission Expires:_____

